



Flat 22, Centruns Court, 2 Pooleys Yard

Minors & Brady



Flat 22

Centrums Court, Ipswich

Riverside living with a private balcony and water views. This well-presented second-floor apartment offers stylish, low-maintenance accommodation, perfect for first-time buyers, professionals or investors. Featuring a bright and spacious open-plan living area, the property is designed to suit modern lifestyles while maximising natural light throughout. Two bedrooms, including a generous principal bedroom with fitted wardrobes, provide flexible living arrangements to suit a range of needs. Completing the appeal is a private balcony overlooking the river, while investors will appreciate the potential rental income of approximately £950 PCM, equating to a gross rental yield of around 8.1%, making this an attractive addition to a buy-to-let portfolio.

- Riverside apartment with private balcony overlooking the water
- Sought-after waterfront development within easy reach of Ipswich town centre
- Bright and spacious open-plan sitting, dining and kitchen area
- Two bedrooms, including a principal bedroom with fitted wardrobes
- Well-appointed bathroom serving the accommodation
- Second-floor position offering elevated views and added privacy
- Ideal purchase for first-time buyers, professionals or investors
- Double glazing and electric heating throughout
- Conveniently located close to Ipswich railway station with links to London
- Excellent investment opportunity with potential rental income of approximately £950 PCM, equating to a gross yield of around 8.1%



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The Location

Situated within a well-established residential area of Ipswich, this location is particularly popular with families and professionals thanks to its excellent balance of convenience, green spaces and access to local amenities. The surrounding neighbourhood offers a welcoming community feel, with a variety of everyday facilities close at hand, making day-to-day living both easy and practical.

A selection of well-regarded schools can be found nearby, along with local shops, supermarkets, cafés and leisure facilities. Ipswich town centre is easily accessible and provides an extensive range of retail, dining and entertainment options, from high street brands to independent businesses and popular restaurants.

For those who enjoy the outdoors, there are numerous parks, recreation grounds and open green spaces within easy reach, offering opportunities for walking, cycling and family activities. Ipswich Waterfront, one of the town's most vibrant destinations, is also nearby, providing a picturesque setting with an array of bars, cafés, restaurants and cultural attractions along the marina.

Commuters are well served by excellent transport connections. Regular bus services operate throughout the area, while Ipswich railway station offers direct services to London Liverpool Street and other major destinations. Convenient access to the A14 and A12 further enhances connectivity, making travel across Suffolk, Essex and beyond straightforward.





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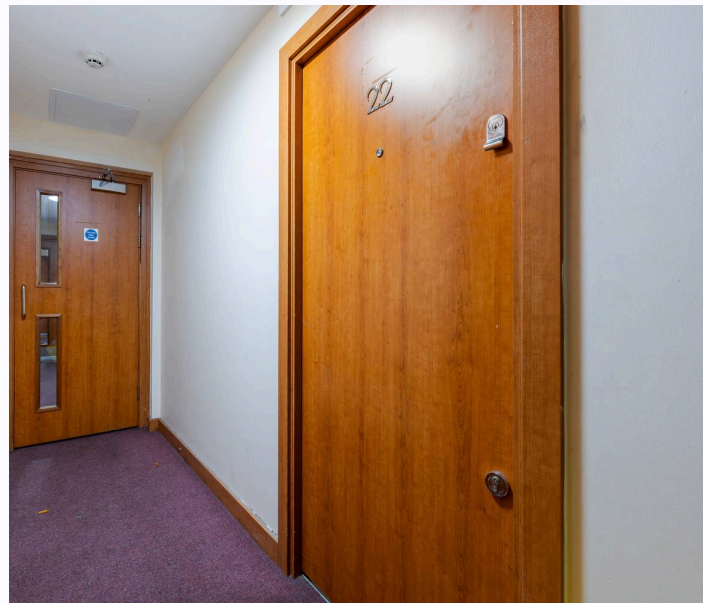
Centrums Court, Ipswich

Perfectly positioned within a sought-after riverside development, this well-presented second-floor apartment offers modern, low-maintenance living with the added benefit of a private balcony enjoying views over the water. Ideal for first-time buyers, professionals or investors alike, the property combines a practical layout with a convenient location close to a wide range of local amenities and transport links.

For investors, the property presents an attractive opportunity, with a potential rental income of approximately £950 PCM, equating to a gross rental yield of around 8.1%.

The accommodation is accessed via a welcoming entrance hall which leads through to a bright and spacious open-plan living area. Designed for modern lifestyles, this versatile space provides room for both relaxation and dining, whilst the adjoining kitchen is thoughtfully arranged to maximise functionality. Large windows and direct access to the balcony help draw in natural light, creating an airy and inviting atmosphere throughout.

The private balcony is a particular highlight, providing an attractive outdoor space to enjoy a morning coffee or unwind at the end of the day whilst taking in the pleasant river outlook.



M&B

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The property features two bedrooms, including a comfortable double bedroom complete with built-in wardrobes, offering excellent storage. The second bedroom is ideal as a guest room, home office or nursery, adding flexibility to suit a variety of needs. A well-appointed bathroom serves the accommodation.

Further benefits include double glazing and electric heating, ensuring comfort and ease of maintenance throughout the year.

Agent's Note

This property is offered leasehold with approximately 104 years remaining on the lease.

Connected to mains water, electricity and drainage.

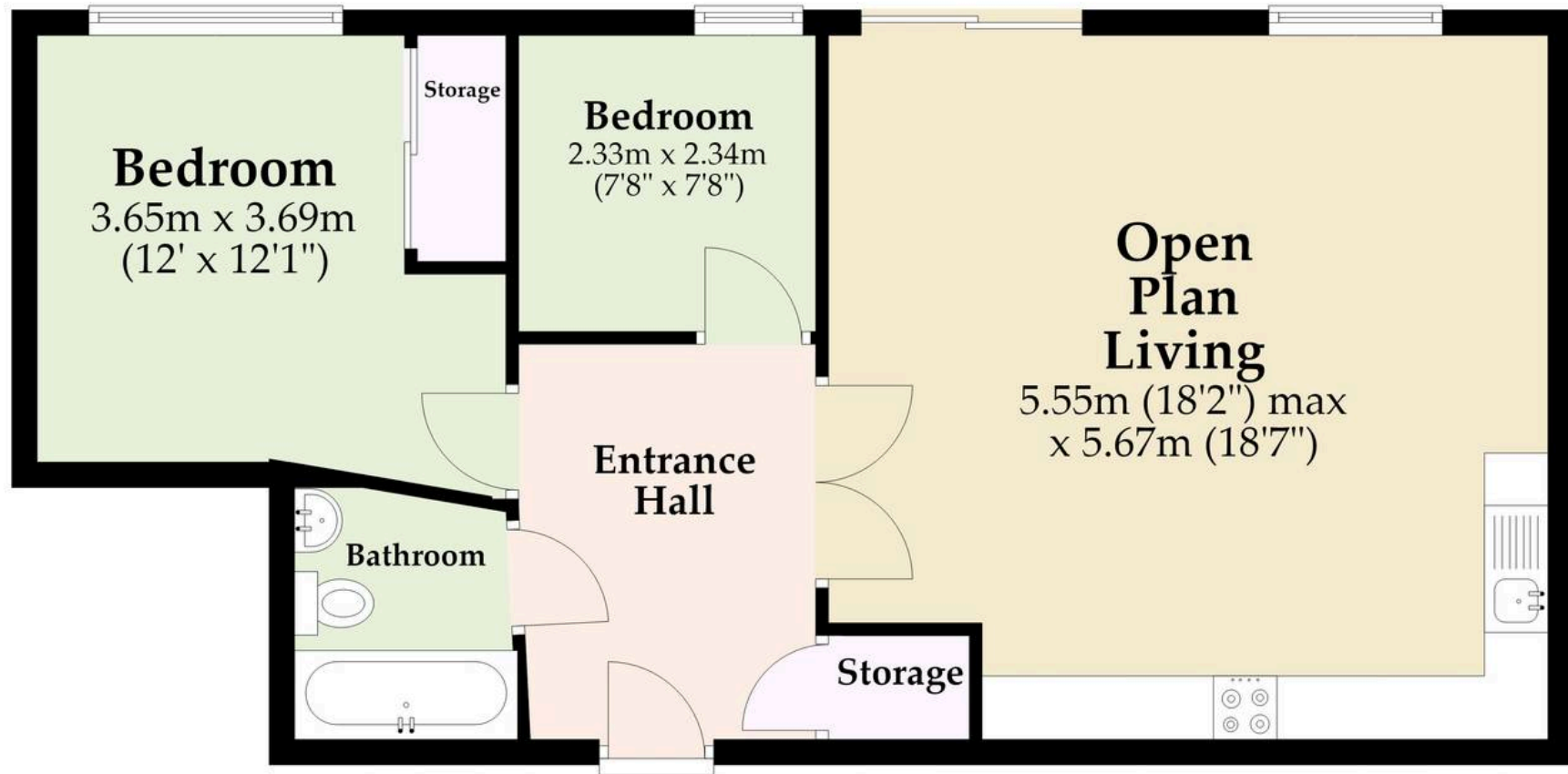
Ground Rent: £300 per annum
Service Charge/Maintenance: £2,600 per annum.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		

Apartment

Approx. 61.5 sq. metres (662.5 sq. feet)



Total area: approx. 61.5 sq. metres (662.5 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Plan produced using PlanUp.

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Minors & Brady

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